



Crane Lodge, Wharf Lane, Rickmansworth, WD3 1GG

Guide Price: £749,000 Leasehold

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About the property

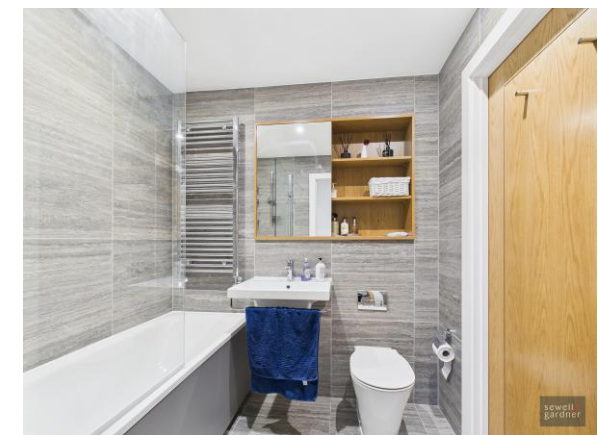
Situated within the highly sought-after and securely gated Elmswater development, this rarely available three-bedroom, two-bathroom apartment occupies a prime position on the third floor. Built in 2019 by St William, part of the renowned Berkeley Homes group, the property blends contemporary design with exceptional build quality.

The spacious interior features a welcoming entrance hallway with both a storage cupboard and a utility cupboard. The heart of the home is a beautifully appointed, open-plan kitchen, dining, and living area—complete with sleek modern finishes and integrated appliances. Double doors open onto a south-east facing private balcony, perfect for enjoying morning sunshine and elevated views.

The generous principal bedroom includes extensive built-in wardrobes and a luxurious en suite bathroom with both a separate bathtub and walk-in shower. A second double bedroom has direct access to a stylish Jack-and-Jill bathroom, while the third bedroom offers flexibility as a guest room, home office, or nursery.

Additional highlights include, one gated undercroft parking space, lift access to all floors, beautifully landscaped communal gardens and secure bike storage

Crane Lodge enjoys an enviable location just moments from Rickmansworth Town Centre and approximately half a mile from Rickmansworth Metropolitan and Chiltern Line Station, offering excellent connections into London and beyond.



- Three bedroom apartment
- Third floor

- Undercroft parking space
- Lift access

- Communal gardens
- Town centre location



Approximate total area⁽¹⁾

1058 ft²
98.2 m²

Balconies and terraces

62 ft²
5.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To view this property, contact us on-

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Area Information

Rickmansworth is a desirable town in South West Hertfordshire, offering the perfect balance between countryside living and city access. Surrounded by green spaces and close to the scenic Grand Union Canal and the Aquadrome nature reserve, it's ideal for those who enjoy outdoor pursuits. The town has a strong community feel and is particularly popular with families, thanks to its excellent local schools, including both state and independent options rated highly by Ofsted.

Transport links are a major draw—Rickmansworth Station offers fast and frequent services into central London via the Metropolitan Line and Chiltern Railways, making it an excellent choice for commuters. The M25 is just a short drive away, providing easy access to the wider motorway network and major airports.

Rickmansworth also benefits from a bustling town centre with a variety of shops, cafes, pubs, and restaurants, as well as essential amenities such as supermarkets, gyms, a library, and healthcare facilities. With its blend of urban convenience, top schools, and natural beauty, Rickmansworth is a great place to live for families and professionals alike.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,058 sq ft

Tenure: Leasehold

Service charge: £1,226.96 pa

Ground rent: £550

Nearest Station: 0.4 miles to Rickmansworth

Distance to Town Centre: 0.2 miles to Rickmansworth

Nearest Motorway: 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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